

**Mount Pleasant - Phoenix Place Site
Basement Impact Assessment**

Royal Mail Group Ltd

April 2013

Prepared by DP9 Planning Consultants on behalf of Royal Mail Group Ltd

MOUNT PLEASANT – ERRATA NOTE

This note has been prepared by DP9 on behalf of the Royal Mail Group Ltd. The note should be read in conjunction with all documents and plans submitted in support of the following planning applications:

- The Calthorpe Street planning and associated conservation area consent applications to the London Borough of Islington; and
- The Phoenix Place planning application to the London Borough of Camden.

The above applications were submitted simultaneously to the relevant Local Planning Authority on 1 May 2013. Following the submission of the applications the London Borough of Camden requested that the redline application boundary for the Phoenix Place application was re-drawn to mirror the administrative boundary down the centre of Phoenix Place.

As a consequence, the redline boundary for both applications has been withdrawn and amended plans submitted to the relevant Local Planning Authority, alongside this Errata Note. The redline boundary change affects the site areas as follows:

- Calthorpe Street Site – From 2.22 ha to 2.36 ha
- Phoenix Place Site – From 1.31 ha to 1.17 ha

For the avoidance of doubt, the application proposals for the Mount Pleasant Site as a whole are unaffected and the documents submitted in support of each application remain valid and robust.

The table below lists the application documents submitted for each planning application and whether, other than plans showing the respective redline boundary and resultant site areas, this change affects the documents or conclusions.

APPLICATION DOCUMENT	EFFECT OF THE REDLINE BOUNDARY CHANGE
<i>Documents submitted in support of the Calthorpe Street Site application only</i>	
Planning Application Form, Land Ownership Certificate A and Agricultural Holdings Certificates;	Unaffected
The Covering Letter	Unaffected

Design and Access Statement: Volume 2: Calthorpe Street Development	Density calculations on page 45 amended to 1,036 habitable rooms within a site area of 2.36ha to provide a density calculation of 438 habitable rooms/hectare.
Calthorpe Street Waste Management Plan	Unaffected
Calthorpe Street Framework Travel Plan	Unaffected
Calthorpe Street Operational Waste Plan	Unaffected
Calthorpe Street Sustainability Statement including Code for Sustainable Homes Pre-Assessment and BREEAM Pre-Assessment	Unaffected
Calthorpe Street Energy Strategy including Overheating Report	Unaffected
<i>Documents submitted in support of the Phoenix Place Site application only</i>	
Planning Application Form, Land Ownership Certificate B and Agricultural Holdings Certificates	Unaffected
The Covering Letter	Unaffected
Design and Access Statement: Volume 3: Phoenix Place Development	Density calculations on page 31 amended to 1,077 habitable rooms within a site area of 1.17 to provide a density calculation of 921 habitable rooms/hectare.
Phoenix Place Waste Management Plan	Unaffected
Phoenix Place Framework Travel Plan	Unaffected
Phoenix Place Operational Waste Plan	Unaffected
Phoenix Place Sustainability Statement including Code for Sustainable Homes Pre-Assessment and BREEAM Pre-Assessment	Unaffected

Phoenix Place Energy Strategy including Overheating Report	Unaffected
<i>The application documents which assess the Development across the Site are set out below</i>	
Planning Statement which includes the Economic and Regeneration Statement and draft Section 106 Heads of Terms	Density calculations for Calthorpe Street (page 37) amended to 1,036 habitable rooms within a site area of 2.36ha to provide a density calculation of 438 habitable rooms/hectare. Density calculations for Phoenix Place (page 38) amended to 1,077 habitable rooms within a site area of 1.17 to provide a density calculation of 921 habitable rooms/hectare.
Design and Access Statement: Volume 1: Mount Pleasant	Unaffected
Environmental Statement: Volume 1: Main Text	Unaffected
Environmental Statement: Volume 2: Figures	Unaffected
Environmental Statement: Volume 3: Townscape, Visual and Built Heritage Assessment	Unaffected
Environmental Statement Volumes 4A to 4F (Appendices)	Unaffected
Environmental Statement Non-Technical Summary	Unaffected
Public Realm and Playspace Strategy	Unaffected
Housing Statement	Unaffected
Internal Daylight and Sunlight Assessment	Unaffected
Residential Travel Plan	Unaffected
Delivery and Servicing Plan	Unaffected

Framework Construction Logistics Plan	Unaffected
Parking Management Plan	Unaffected
Health Impact Assessment	Unaffected
Community Involvement Report	Unaffected

DP9

4 June 2013

Mount Pleasant - Phoenix Place Site Basement Impact Assessment

INTRODUCTION	2
REQUIREMENTS OF THE BASEMENT IMPACT ASSESSMENT AND RELATIONSHIP TO THE ENVIRONMENTAL STATEMENT	2
INFORMATION TO SUPPORT THE BASEMENT IMPACT ASSESSMENT	3
CONCLUSIONS	5

1. INTRODUCTION

- 1.1 This Basement Impact Assessment (BIA) has been prepared and submitted by DP9, on behalf of Royal Mail Group Ltd (the “Applicant”), to support the detailed planning application for the Phoenix Place Site, which forms the western part of the Royal Mail Mount Pleasant Site. A second, separate but linked planning application for the eastern part of the Royal Mail Mount Pleasant Site (the Calthorpe Street Site) has been submitted to the London Borough of Islington.
- 1.2 A Basement Impact Assessment is a validation requirement for planning applications within the London Borough of Camden which include basement excavation and/or construction. The guidance for BIAs is set out in Camden Planning Guidance Note 4: Basements and Lightwells (CPG4). The purpose of the BIA is to demonstrate that the proposals will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity.
- 1.3 The proposals for the Phoenix Place Site include an element of basement excavation and construction. The full extent of the basement is explained in detail in the Design and Access Statement Volume III and Environmental Statement Volume I.

2. REQUIREMENTS OF THE BASEMENT IMPACT ASSESSMENT AND RELATIONSHIP TO THE ENVIRONMENTAL STATEMENT

2.1 CPG4 requires the following stages to be undertaken in the preparation of the BIA:

- Stage 1 – Screening
- Stage 2 – Scoping
- Stage 3 – Site Investigation and Study
- Stage 4 – Impact Assessment; and
- Stage 5 – Review and Decision Making.

2.2 The above stages follow the requirements of an Environmental Impact Assessment which provides a full assessment of the likely significant effects of development and recommends any mitigation measures that may be required as a result of the development.

2.3 A full Environmental Impact Assessment, which has been formally scoped and undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011 has been carried out resulting in an Environmental Statement which is submitted in support of the planning applications for the Phoenix Place Site and the Calthorpe Street Site. The Environmental Statement (ES) has been prepared in accordance with the Scoping Opinions received from the London Borough of Islington and the London Borough of Camden and assesses the development proposals of both the Phoenix Place Site and neighbouring Calthorpe Street Site.

2.4 Due to the nature of the two applications submitted simultaneously, the following scenarios have been assessed:

- Development Scenario 1: the Entire Development (i.e. Calthorpe Street Development (including Enabling Works) and Phoenix Place Development);
- Development Scenario 2: Calthorpe Street Development (including Enabling Works); and
- Development Scenario 3: Phoenix Place Development.

2.5 Therefore, the ES provides a full assessment of all significant environmental effects that could result from the construction of the basements as proposed by each Development Scenario.

3. INFORMATION TO SUPPORT THE BASEMENT IMPACT ASSESSMENT

3.1 Due to the fact that a full Environmental Impact Assessment has been undertaken and an Environmental Statement is submitted in support of the Phoenix Place Site and Calthorpe Street Site planning applications, the intention is for this BIA to act as a sign-posting document to the relevant Chapters of the Environmental Statement which assess basement excavation and construction. This is to avoid repetition within the submission.

3.2 The following has been undertaken as part of the Environmental Statement which is relevant to the requirements of the BIA:

Groundwater Flows and Flooding

3.3 A description of the aquifers beneath the Phoenix Place site and Calthorpe Street site are given in Chapter 13: Ground Conditions and Contamination and Chapter 14: Water Resources and Flood Risk of the ES. Notably, Table 13.2 in Chapter 13: Ground Conditions and Contamination identifies the aquifers associated with the main geological strata. Historical groundwater levels recorded beneath the Site are given in paragraphs 13.55, 14.50 and 14.62 of the aforementioned chapters.

3.4 An assessment of the likely significant effects of the construction of the new basement and extension to the existing basement was undertaken for each Development Scenario, with the findings presented in Chapter 14: Water Resources and Flood Risk (paragraphs 14.68 to 14.72). It was concluded that shallow groundwater flows are not expected to be sufficiently impeded to cause an increase in groundwater levels that would in turn cause groundwater flooding. In addition, deep groundwater levels would be prevented from rising to the surface owing to the presence of the London Clay Formation.

Groundwater Contamination

3.5 Consideration was also given to the risk of contamination to the underlying aquifers resulting from the excavations, and in particular, piling activities associated with construction of the basements. This assessment of each Development Scenario is presented in paragraphs 13.96 to 13.98 of Chapter 13: Ground Conditions and Contamination. Whilst piling would potentially create contamination pathways, it is expected that the underlying shallow aquifers are already in

hydraulic conductivity with Made Ground and thus the creation of new pathways is not expected to be significant in terms of groundwater quality.

Surface Water Drainage

- 3.6 For each Development Scenario, the aim would be to reduce existing surface water flows. Attenuated surface water would likely be discharged via new connections to the existing sewer network. Reference should be made to Appendix 14.1 (Flood Risk Assessment) and Chapter 14: Water Resources and Flood Risk. The assessment of the likely significant effects on surface water drainage for each Development Scenario is presented in paragraphs 14.73 to 14.74, 14.78 to 14.81.

Archaeology

- 3.7 Whilst the Camden Guidance Note does not specifically refer to the potential impacts on buried heritage, it is worth noting that the ES presents an assessment of the likely significant effects of excavations and new foundations associated with the basements for each Development Scenario on potential buried heritage assets; the findings of which are presented in paragraphs 12.71 to 12.75 of Chapter 12: Archaeology of the ES.

4. CONCLUSIONS

- 4.1 This Basement Impact Assessment (BIA) is submitted in support of the application proposals for the Phoenix Place Site. The BIA should be read in conjunction with the Design and Access Statement and the Environmental Statement.
- 4.2 The purpose of this BIA is to act as a sign-posting document to the relevant chapters of the Environmental Statement which assess basement excavation and construction in order to avoid repetition of other application documents which themselves satisfy the requirement of Camden Planning Guidance Note 4: Basement and Lightwells.

DP9

30 April 2013